

**A SPACIOUS AND INDIVIDUAL DETACHED THREE BEDROOMED  
BUNGALOW**

**HOSELEY BANK  
EDNASTON, NR ASHBOURNE  
DE6 3AB**



**PRICE: O/A £392,000**

Delightful and convenient sought after village location

## DESCRIPTION

Conveniently situated in the village of Ednaston which is approximately mid way between Ashbourne and Derby this spacious, detached bungalow property which has been extended to both the side and rear now offers good sized, three bedroomed accommodation with three reception rooms plus study or office and fitted breakfast kitchen.

Ideal for occupation by the family or those looking towards retirement the bungalow still offers further scope for adaptation to a new purchasers taste. It is gas centrally heated and sealed unit double glazed throughout and enjoys most pleasant and good sized gardens with the rear garden enjoying a high degree of privacy being adjacent to open agricultural land.

An early viewing is most enthusiastically encouraged.

## ACCOMMODATION

A recessed, canopied porch with terrazzo tiled floor shelters the upvc sealed unit double glazed front entrance door with matching small paned glazed side screen. Courtesy light.

**Reception Hall** being 'L' shaped with oak effect Amtico floor finish, double panel central heating radiator and all main rooms off.

**Dining Room** 12'2" x 10'2" [3.71m x 3.09m] with oak floor, corniced ceiling, single panel central heating radiator and small paned glazed window to the front. Small paned double opening doors lead to the Drawing Room or Music Room and a further door leads off to



**Sitting Room** 14'8" x 10'3" [4.47m x 3.12m] having corniced ceiling, double panel central heating radiator and double opening small pane glazed French doors with matching side screens leading to the rear garden.



**Drawing Room or Music Room** 17'4" x 11'2" [5.28m x 3.4m] maximum with oak floor to match the Dining Room, sealed unit double glazed upvc small paned window to the front, double panel central heating radiator and tiled fireplace with timber surround and provision for open grate. Corniced ceiling.



**Study or Office** 8'1" x 5'9" [2.46m x 1.75m] with single panel central heating radiator and sealed unit double glazed, small paned upvc window looking towards the rear garden.

**Breakfast Kitchen** 14'7" x 11'6" [4.44m x 3.5m] with tile effect Amtico floor and a range of fitted base cupboards and wall cupboards with matching drawer bank and ample round edge work surfaces, inset single drainer stainless steel sink unit, appliance space and ceramic tiled splash backs. Inbuilt Hotpoint electric oven with New World four burner gas hob above. Upvc sealed unit small paned double glazed window overlooking the rear garden and stable style matching door to the exterior rear. Single panel central heating radiator.



**Bedroom One** (front double) 14' x 10'6" [4.27m x 3.2m] having upvc sealed unit double glazed, small paned window overlooking the front garden. Single panel central heating radiator.

**Bedroom Two** 11'5" x 10'5" [3.48m x 3.17m] with upvc small paned sealed unit double glazed window overlooking the rear garden, single panel central heating radiator and inbuilt double opening wardrobe cupboard with hanging rail and cupboards above.

**Bedroom Three** 8'10" x 8' [2.69m x 2.44m] (front) with upvc sealed unit double glazed small paned window overlooking the front garden. Single panel central heating radiator.





*Bedroom One*

**Bathroom** having fitments in white comprising pine panelled bath, low flush wc and pedestal wash hand basin, shower cubicle enclosed within a glazed shower screen cabinet having shower boarding to two walls and mains shower control. Upvc sealed unit double glazed small paned window, inbuilt boiler cupboard housing the wall mounted, gas fired boiler for domestic hot water and central heating.



## OUTSIDE

The property occupies a prominent position and convenient location within the village of Ednaston. Standing behind a primarily lawned front garden with well stocked shrub and flower borders.



## SERVICES

It is understood that all mains water, gas and electricity are connected. Drainage is to a tank system.

## FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests

have been carried out on any of the fixtures and fittings at the property.

## TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

## COUNCIL TAX

For Council Tax purposes the property is in Derbyshire Dales band D.

## EPC RATING band C.

## VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

## DIRECTIONS

From Ashbourne town centre leave in a south easterly direction along the main A52 Derby road. After about 4.5 miles turn right signposted Ednaston and proceed towards the centre of the village. After passing the Yew Tree public house on the left turn left and the bungalow will be found on the lefthand side marked by our for sale board.



Ref: FTA2450

Hoseley Bank, Ednaston, Ashbourne, DE6 3AB



Total Area: 122.7 m<sup>2</sup> ... 1321 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.